Bailey Park II Standard Features & Options

Starting at $229,900.00 with Standard Features on a Base Lot

STANDARD FEATURES

All Permits
Concrete Driveway
All Hookup Fees,
Landscaping (Design by Developer)
2 Bedroom, 2 Bath
1 Car Garage
Insulated Slab Foundation 3,500 PSI Concrete w/ Wire at Perimeter
2x6 Exterior Walls 16" O.C. 7/16 OSB Sheeting w/ House Wrap
2x4 Interior Walls 16" O.C.
2 x 8 - 24" OC Marriage Wall
Pre-Engineered Roof Trusses 24" O.C. 5/8 OSB Sheeting w/ H Clips
30 Yr. Architectural Roof Shingle, Ice & Water @ Eves, Synthetic Underlayment, Continuous Ridge Vent, Color by Developer
Pella 250 Series Vinyl Exterior Windows w/ Screens, Color – White
(1) Fiberglass Front Door Pre-painted White
(1) Fire-rated door between House & Garage, Pre-painted White
Insulated Steel 9'x7' Garage Door w/ Opener and Glass, Color – White
Vinyl or Engineered Painted Wood Siding, Color by Developer
Vinyl or Engineered Painted Wood Shakes in Gable over Garage, Color by Developer
Aluminum or Vinyl Fascia and Soffit with 12" overhangs, Color White
Porch Ceiling, Aluminum or Vinyl, Color White
Vinyl or Manufactured Stone under Front Porch Wall, Color by Developer
Seamless Gutters & Downspouts, Color White
Rough Electrical Plan, (4) outside receptacles, (3) phone And (3) tv jacks
200 amp, 40 Circuit Electrical Panel
Media Center for phone and cable
Rough plumbing per plan
DWV, PVC, PEX Supply Lines, 2 Outside Hose Bibs
2 Ton Geothermal Heating & Cooling System
Humidifier, 1 Zone, (1) 50 Gallon Hot Water Heater
Insulation: Blown-In Fiberglass: R-15 Garage Walls; R-23 Exterior Walls, R-21 Garage Ceiling; R-49 House Ceiling
7" Blown-in, Sound-proofing Insulation, marriage wall
1/2" Drywall, Exterior & Interior Partitions; 5/8" Drywall Ceilings & Marriage walls
Paint – Drywall: 2 Coats, 1 Color Flat Latex Paint, Color by Owner
Interior Doors – Masonite Hollow-core, Painted White
Interior Trim – 1 x 4 Pine Casing & Base, Painted White

Base Lots 4A – 7B:	**$60,000.00**
Standard Lots 1A – 3B:	**$65,000.00**
Superior Lots 8A – 10B:	**$70,000.00**

Closet Maid Closet Shelving, Per Plan, Color: White
Hardware Package: Chrome
Lakeview Kitchen & Bath Cabinets – Oak or Birch / Level 1 Door Style w/ Granite Level 1 Counter Tops, Color by Owner
Energy Star Appliances – Double Door Refrigerator w/ Water & Ice Maker; Flat Surface Range, Whisper Quiet Dishwasher; Microwave/Hood Vent. Colors – White or Black
Complete Electrical Fixture Package: Chrome
Complete Plumbing Fixture Package: Chrome
Vanity Tops, Cultured Marble or Level 1 Granite
Tub/Shower, Sink & Toilet – Color: White.
Kitchen Sink – Stainless Steel
Flooring – Luxury Vinyl Tile in all rooms except Garage & Utility Room(s), Color by Owner
Labor to Perform the Above

OPTIONS

Base Lot: 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B		**INC**
Standard Lot: 1A ,1B, 2A, 2B, 3A, 3B		**$5,000**
Superior Lot: 8A, 8B, 9A, 9B, 10A, 10B		**$10,000**
Kitchen Island w/ Granite Top 24" x 48"		**$4,000**
Stainless or Black Stainless Appliances		**$750**
Tile Kitchen Backsplash		**$1,500**
Maple, Cherry or Hickory Kitchen & Bath Cabinets		**$2,500**
Painted Kitchen & Bath Cabinets		**$3,500**
4' or 5' Tiled Shower with Sliding Glass Door		**$6,000**
Central VAC 2 Outlets		**$3,000**
22KW Automatic Generator System (LP Tank & Gas Lines Not Included)		**$8,500**
Generator Hook Up (Generator Not Included)		**$600**
Floor Receptacle in Concrete	**Each:**	**$400**
Under Cabinet Lights		**$500**
Ceiling Fan		**$400**
Paint - Each Additional Color		**$300**
Grab bars in Bathrooms	**Each:**	**$100**
Barn Door	**Each:**	**$750**
Satin Nickel or Oil Rubbed Bronze Electrical & Plumbing Package		**$750**
Fusion Enhanced Flooring		**$1,500**
Framing Lumber Package (Market Price)		**$15,000**

BAILEY PARK II

55+ Community
Located in Mifflinville, PA
Phone: 570-925-2077
Website: www.baileypark55.com
Innovative Building & Design, Inc.

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